

**INDIAN RIVER COUNTY, FLORIDA
DEPARTMENT OF UTILITY SERVICES**

Date: March 9, 2017

To: Jason E. Brown, County Administrator

From: Vincent Burke, P.E., Director of Utility Services

Prepared By: Arjuna Weragoda, P.E., Capital Projects Manager

Subject: Collier Creek Estates Subdivision Petition Water Assessment Project Utility Phases 1, 1A and 1B (UCP 4125), Public Hearing and the Adoption of Resolution No. III

BACKGROUND

On January 24, 2017, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution I (2017-004) and Resolution II (2017-005) for the Collier Creek Estates Subdivision Petition Water Assessment Project Utility Phases 1, 1A and 1B, located along Easy Street between South Wimbrow Drive and Englar Drive in Sebastian. Since the adoption of Resolution I and II, staff mailed out letters to the one hundred and forty one (141) property owners notifying them of the preliminary assessment roll and the subject public hearing. Included in the letter was an invitation to an informal meeting held on March 7, 2017, at the Sebastian Yacht Club, 820 Indian River Drive, where project details and financing options were discussed.

ANALYSIS

The Collier Creek Estates Subdivision has 141 parcels benefitting from the water main. The parcels vary in size. The average parcel size is 0.66 of an acre. Staff received signed petitions from 100 of the 141 residential parcels, or 70.92% of the property owners in favor of the project. The 141 parcels according to tax records are zoned as follows:

- 21 Vacant lots
- 120 Single Family Residential parcels

The BCC, in its capacity to oversee the assessment process, shall meet as the equalizing board to hear and consider any and all support for, or complaints against, the proposed special assessments, and it shall adjust and equalize the special assessments on the basis of justice and right according to Indian River County Ordinance Chapter 206 (Special Assessments). The City of Sebastian was notified January 24, 2017, and at the February 8, 2017, City Council Meeting of the subject proposed water assessment project in accordance with the 1995 Interlocal Agreement. No objections from the City have been received.

The subject assessment portion of the project will consist of installing approximately 9,600 linear feet of 8-inch and 6-inch PVC water main, with ten (10) fire hydrants as well as water services to each parcel. The proposed 8-inch water main will connect to the existing 16-inch main on S. Wimbrow Drive to the north and the existing 8-inch main on Englar Drive to the south. The total project cost is estimated at \$881,250, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$6,250.00 will be levied against all 141 benefitting parcels once Resolution No. III is adopted.

Staff will apply for the Florida Department of Environmental Protection (FDEP) permit depending on the outcome of the adoption of Resolution III. The right-of-way permit for the City of Sebastian has already been submitted. If the BCC authorizes staff to move forward with the project after the Public Hearing, then staff anticipates the following schedule (please note that these dates are estimations and could be subject to change):

- Advertise for bids – June, 2017
- Award Contract – August, 2017
- Notice to Proceed (NTP) – September, 2017
- Substantial Completion – March 2018, or 180 calendar days from NTP
- Final Completion – April, 2018, or 210 calendar days from NTP
- Final As-Built Resolution (Resolution IV) to BCC – June, 2018

FUNDING:

Funds for this project are derived from the Assessment Fund. Assessment Fund revenues are generated from connection fees paid by the benefitting property owners.

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
Collier Creek Estates Water Assessment	473-169000-16515	\$ 881,250.00

RECOMMENDATION

Open the public hearing and after receiving input, consider adopting Resolution No. III with any revisions based on that public input.

Staff recommends that the BCC consider the following options:

- 1) Adopt Resolution No. III with the following items:
 - a. Cost per parcel of \$6,250.00
 - b. One hundred and forty one (141) benefitting parcels as part of the special assessment lien
 - c. For benefitting parcels above in point b, allow property owners to finance the capital cost of \$6,250.00 for up to 10 years, payable in ten equal yearly installments at an annual interest rate of 5.00% (set by the BCC each January).

LIST OF ATTACHMENTS:

1. Confirming Resolution (Resolution No. III)
2. Assessment Roll